| 154.0 | 0001 | 0002.A | 1 of 1 | Residential | Total Card / Total Parcel |
|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: 651,000 / 651,000 |
| | | | | | USE VALUE: 651,000 / 651,000 |
| | | | | | ASSESSED: 651,000 / 651,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 6 | | EUSTIS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SMITH ELLEN E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 6 EUSTIS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SMITH ROBERT R & ELLEN E - |
| Owner 2: | - |
| Street 1: | 6 EUSTIS ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 4,900 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Vinyl Exterior and 1154 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4900.000 | 197,400 | | 453,600 | 651,000 |
| Total Card | 0.112 | 197,400 | | 453,600 | 651,000 |
| Total Parcel | 0.112 | 197,400 | | 453,600 | 651,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 564.12 | /Parcel: 564.1

**Legal Description**

**User Acct** 102481

**GIS Ref**

**GIS Ref**

**Insp Date** 01/20/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 154.0-0001-0002.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 197,500 | 0 | 4,900. | 453,600 | 651,100 | 651,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 188,900 | 0 | 4,900. | 425,300 | 614,200 | 614,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 189,800 | 0 | 4,900. | 351,500 | 541,300 | 541,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 189,800 | 0 | 4,900. | 323,200 | 513,000 | 513,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 189,800 | 0 | 4,900. | 294,800 | 484,600 | 484,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 178,000 | 0 | 4,900. | 289,200 | 467,200 | 467,200 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 178,000 | 0 | 4,900. | 268,800 | 446,800 | 446,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 178,000 | 0 | 4,900. | 255,700 | 433,700 | 433,700 | | 12/13/2012 |

!12089!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:12:19 |

**LAST REV**

| Date | Time |
|---|---|
| 06/10/20 | 10:49:48 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12089

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SMITH ROBERT R | 73985-485 | 1 | 1/14/2020 | Convenience | 1 | No | No | | |
| | 12121-477 | | 11/30/1971 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 102481 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/14/2010 | 2405 | Porch | 10,000 | | | | | REBUILD W/NEW ROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 1/20/2018 | Meas/Inspect | HS | Hanne S |
| 11/17/2008 | Meas/Inspect | 336 | PATRIOT |
| 5/2/2000 | Inspected | 276 | PATRIOT |
| 4/6/2000 | Measured | 263 | PATRIOT |
| 7/22/1993 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4900 | | Sq. Ft. | Site | | 0 | 80. | 1.16 | 9 | | | | | | | | | 453,599 | | | | | | 453,600 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.11249 | Total SF/SM: | 4900 | Parcel LUC: | 101 | One Family | Prime NB Desc: | Brackett | Total: | 453,599 | Spl Credit | | Total: | 453,600 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1H - 1 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1938 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Fair |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98500049 |
| Adj $ / SQ: | 139.624 |
| Other Features: | 68250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 286153 |
| Depreciation: | 88707 |
| Depreciated Total: | 197446 |

## COMMENTS

OF=BMT SINK.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

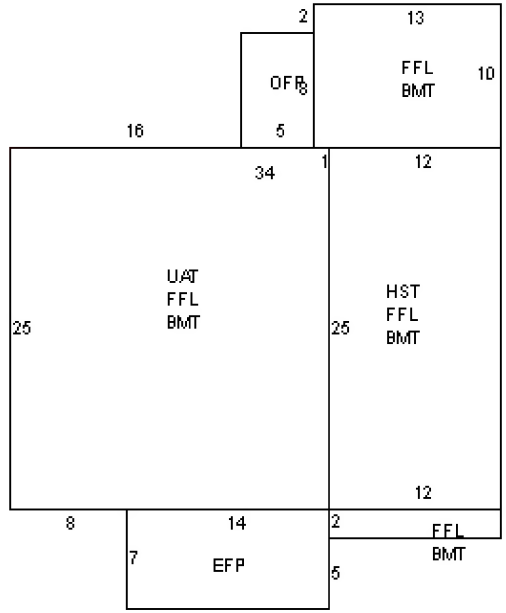
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 139.62 |
| Special Features: | 0 | Val/Su Net: | 81.10 |
| Final Total: | 197400 | Val/Su SzAd | 171.06 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,004 | 41.890 | 42,055 |
| FFL | First Floor | 1,004 | 139.620 | 140,182 |
| HST | Half Story | 150 | 139.620 | 20,944 |
| UAT | Upper Attic | 138 | 55.850 | 7,679 |
| EFP | Enclos Porch | 98 | 54.180 | 5,310 |
| OFP | Open Porch | 40 | 43.340 | 1,734 |

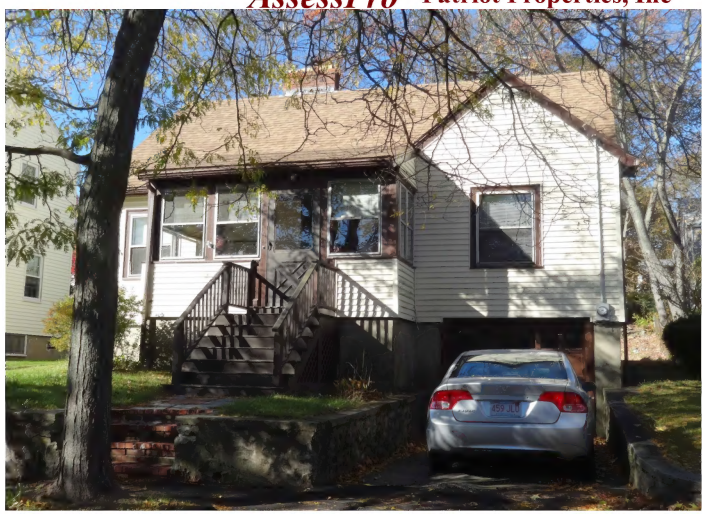
| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,434 | | | Total: | 217,904 |
| Size Ad | 1154 | Gross Are | 2996 | FinArea | 1154 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

154.0-0001-0002.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|